

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Resolution

AFFECTED DISTRICT: 2

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: DELEGATION - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS THE "RODEO VILLAGE," AND PROVIDING AN EFFECTIVE DATE. (DG 1-2-10 Rodeo Village, 5250 South University Drive (RM-10, A-1)

EXECUTIVE SUMMARY: The petitioner requests approval to amend the restrictive note on the plat as follows:

FROM:

"This Plat is restricted to 47 Townhouse units on Parcel 'A', Equestrian stables (Ancillary Use for Plat Residents) on Parcel 'B' and one (1) single family unit on Parcel 'C'."

TO:

"This Plat is restricted to a 188 Bed Assisted Living Facility Special Residential Category 3 (94 dwelling unit equivalent,) as defined in the Broward County Land Use Plan on Parcels 'A and B.' The units constructed on these parcels are to be solely occupied by persons 18 years of age or older. Parcel 'C' will be restricted to one (1) single family home." This request is in conjunction with a Site Plan Modification (SPM 9-5-09) to convert a previously approved townhome project into an assisted living facility. Note that the equestrian facility and amenities approved as per the original townhouse project and shown at the time of Site Plan Committee approval are being eliminated.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): resolution; justification letter; plat; future land use plan map; and zoning map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,
APPROVING A DELEGATION REQUEST TO CHANGE THE
RESTRICTIVE NOTE ON THE PLAT KNOWN AS THE “RODEO
VILLAGE,” AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the “Rodeo Village” was recorded in the
public records of Broward County in Plat Book 176, Pages 182 and 183, Broward County
Records; and

WHEREAS, the owner desires to amend the restrictive note associated with said
plat; and,

WHEREAS, Broward County requires that the Town of Davie concur with this
amendment prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN
OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the
proposed amendment to the “Rodeo Village” (Plat Book 176, Pages 182 and 183,
Broward County Records) being specifically described in the exhibits attached thereto.

SECTION 2. Any improvements required to satisfy Traffic Concurrency should
be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and
adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2010.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2010.

Exhibits

FROM:

“This Plat is restricted to 47 Townhouse units on Parcel 'A', Equestrian stables (Ancillary Use for Plat Residents) on Parcel 'B' and one (1) single family unit on Parcel 'C'.”

TO:

“This Plat is restricted to a 188 Bed Assisted Living Facility Special Residential Category 3 (94 dwelling unit equivalent,) as defined in the Broward County Land Use Plan on Parcels 'A and B.' The units constructed on these parcels are to be solely occupied by persons 18 years of age or older. Parcel 'C' will be restricted to one (1) single family home.”

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 South University Drive – Suite 104
Davie, Florida 33328
Phone (954) 680-6533 Fax (954) 680-0323

January 18, 2010

**JUSTIFICATION STATEMENT IN SUPPORT
OF REQUESTED PLAT NOTE AMENDMENT
FOR RODEO VILLAGE PLAT, PLAT BOOK 176, PAGE 182,
BROWARD COUNTY RECORDS**

To whom it may concern:

The subject property, as noted above, lies on the Easterly side of University Drive, south of Griffin Road. The address is 5250 South University Drive. The existing plat is restricted as follows:

“This Plat is restricted to 47 Townhouse units on Parcel 'A', Equestrian stables (Ancillary Use for Plat Residents) on Parcel B', and one (1) single family unit on Parcel 'C'”.

The property is currently owned by Matrix University, LLC. Their goal is to construct an Adult Assisted Living Facility on the site. We have been in consultation with Broward County Development and Environment Regulation Division on this manner. We would therefore like to amend the restriction note as follows:

“This plat is restricted to a 188 Bed Assisted Living Facility Special Residential Category 3 (94 dwelling unit equivalent,) as defined in the Broward County Land Use Plan on Parcels ‘A and B.’ The units constructed on these parcels are to be solely occupied by persons 18 years of age or older. Parcel ‘C’ will be restricted to one (1) single family home”.

The granting of this plat note amendment would only allow buildings to be constructed in conformance with the site plan that is currently in process through the Town of Davie.

Very truly yours,
PILLAR CONSULTANTS, INC.

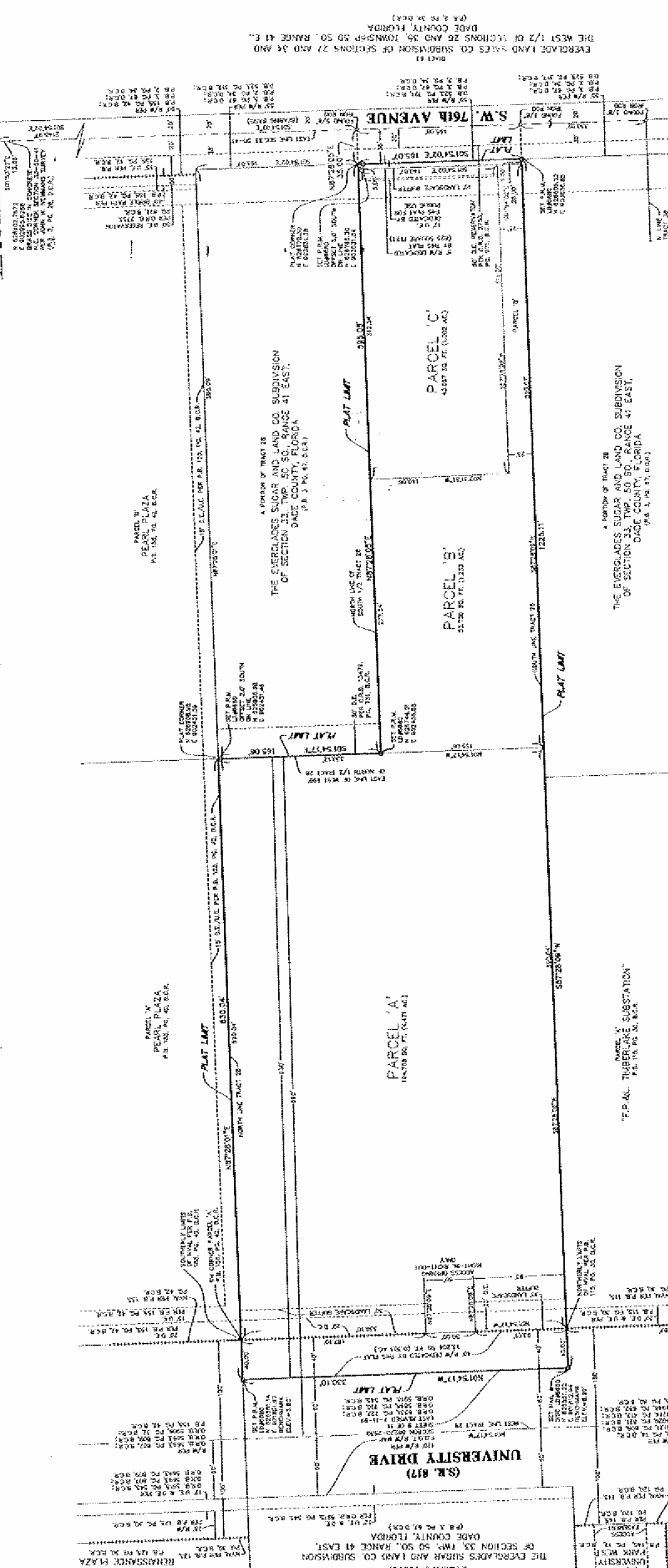
A handwritten signature in black ink, appearing to read 'Troy N. Townsend', written over a horizontal line.

Troy N. Townsend, P.S.M.
Director of Surveying

"RODEO VII / AGE"

RESUBDIVISION OF A PORTION OF TRACT 28, SECTION 32, TOWNSHIP 50 SOUTH, RANGE 44 EAST, "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTION 33, TWP. 50, RANGE 44 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 3, PAGE 67, DADE COUNTY RECORDS.

WELL-3-1070
SHEET 2 OF 2



BY AT NOTES:

DATE: 11/05/2014

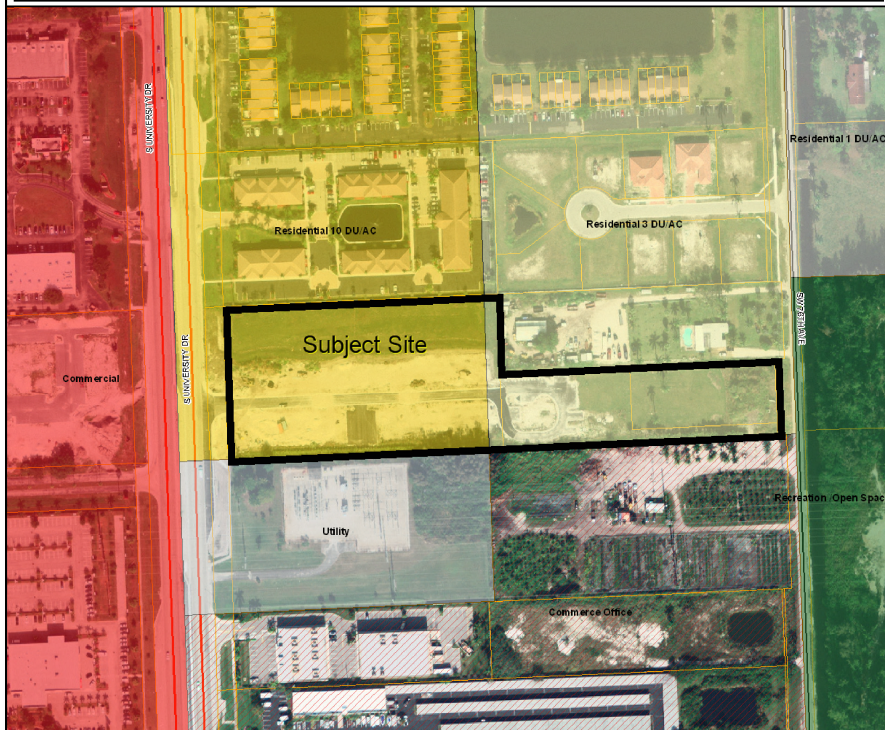
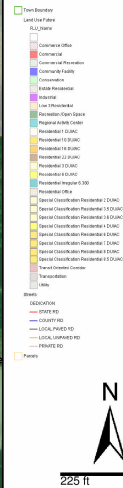
[illegible]

FEAT PAGES CONTINUED:

THE COMPROMISE INVOLVED AN INTER-SECTORAL CONSULTATION OF ALL THE MAIN GROUPS INVOLVED IN THE PROBLEM. THE FIRST MEETING OF THE COMMITTEE TO CONSIDER THE PROBLEM WAS HELD IN THE CITY OF KAMPALA IN 1971. THE COMMITTEE WAS CHAIRED BY THE ATTORNEY GENERAL AND MEMBERS WERE REPRESENTATIVES OF THE GOVERNMENT, THE CHURCH, THE UNIVERSITY, THE PRESS, THE TRADE UNIONS, THE BUSINESS COMMUNITY AND THE AFRICAN PEOPLE'S CONGRESS. THE COMMITTEE WAS CHARGED WITH THE TASK OF CONSIDERING THE PROBLEM AND RECOMMENDING A COURSE OF ACTION TO THE GOVERNMENT. THE COMMITTEE MET FOR THE FIRST TIME IN 1971 AND FOR THE SECOND TIME IN 1972. THE COMMITTEE'S REPORT WAS SUBMITTED TO THE GOVERNMENT IN 1972. THE GOVERNMENT HAS TAKEN THE COMMITTEE'S RECOMMENDATIONS INTO CONSIDERATION AND IS CURRENTLY CONSIDERING A COURSE OF ACTION TO BE TAKEN TO DEAL WITH THE PROBLEM. THE COMMITTEE'S REPORT WAS SUBMITTED TO THE GOVERNMENT IN 1972. THE GOVERNMENT HAS TAKEN THE COMMITTEE'S RECOMMENDATIONS INTO CONSIDERATION AND IS CURRENTLY CONSIDERING A COURSE OF ACTION TO BE TAKEN TO DEAL WITH THE PROBLEM.

[illegible]

PREPARED BY:
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GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.



